

August 2017
20112, Manassas, VA

Sold Summary

	Aug 2017	Aug 2016	% Change
Sold Dollar Volume	\$17,219,658	\$18,031,071	-4.50%
Avg Sold Price	\$465,396	\$450,777	3.24%
Median Sold Price	\$455,000	\$466,075	-2.38%
Units Sold	37	40	-7.50%
Avg Days on Market	57	51	11.76%
Avg List Price for Solds	\$469,480	\$455,420	3.09%
Avg SP to OLP Ratio	98.4%	96.6%	1.79%
Ratio of Avg SP to Avg OLP	98.8%	96.8%	2.08%
Attached Avg Sold Price	\$328,151	\$428,552	-23.43%
Detached Avg Sold Price	\$473,239	\$451,347	4.85%
Attached Units Sold	2	1	100.00%
Detached Units Sold	35	39	-10.26%

- Notes:
- SP = Sold Price
 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2017	Aug 2016	% Change
Active Listings	112	135	-17.04%
New Listings	48	61	-21.31%
New Under Contracts	15	15	0.00%
New Contingents	23	29	-20.69%
New Pendings	38	44	-13.64%
All Pendings	55	55	0.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	26
FHA	5
Other	1
Owner	0
VA	8

Days on Market (Sold)

0	1
1 to 10	15
11 to 20	8
21 to 30	2
31 to 60	8
61 to 90	5
91 to 120	1
121 to 180	0
181 to 360	1
361 to 720	0
721+	1

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	1	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	1	0	0	0
\$300K to \$399,999	0	0	5	0	2	0	0
\$400K to \$499,999	0	0	2	1	12	0	0
\$500K to \$599,999	0	0	0	0	7	0	0
\$600K to \$799,999	0	0	1	0	5	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	8	2	26	0	0
Avg Sold Price	\$96,000	\$0	\$421,949	\$328,151	\$503,529	\$0	\$0
Prev Year - Avg Sold Price	\$210,000	\$0	\$350,710	\$428,552	\$495,908	\$0	\$0
Avg Sold % Change	-54.29%	0.00%	20.31%	-23.43%	1.54%	0.00%	0.00%
Prev Year - # of Solds	1	0	10	1	28	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
1	0	0
3	0	1
11	6	0
26	6	0
29	0	0
23	0	0
3	0	0
2	0	0
0	0	0
0	0	0
99	12	1